

**DEPARTMENT OF
CITY PLANNING**

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August 23, 2022

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

A PROPOSED GENERAL PLAN AMENDMENT ON PROPERTIES LOCATED AT 650-676 SOUTH SAN VICENTE BOULEVARD AND A PROPOSED ZONE CHANGE AND HEIGHT DISTRICT CHANGE FOR PROPERTIES WITHIN THE WILSHIRE COMMUNITY PLAN

Pursuant to the provisions of Section 555, 556 and 558 of the City Charter, transmitted herewith is the June 23, 2022 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Wilshire Community Plan by amending the Wilshire Community Plan Land Use Map to indicate that Regional Center Commercial is applicable to the property located at 650-676 South San Vicente Boulevard. The City Planning Commission additionally recommended approval of a Zone and Height District change on the property located at 650-676 South San Vicente Boulevard, from C1-1VL-O to (T)(Q)C2-2D-O.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

That the City Council:

1. Find, based on independent judgment, after consideration of the entire administrative record, that the project was assessed in the San Vicente Medical Office Project EIR Case No. ENV-2017-468-EIR, certified on June 23, 2022; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment for the subject property;

3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the recommended zone change and height district change for the subject property, with the attached Conditions of Approval;
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
5. Adopt by Resolution, the proposed Plan Amendment to the Wilshire Community Plan as set forth in the attached exhibit;
6. Adopt the ordinance for the change of zone from C1-1VL-O to (T)(Q)C2-2D-O, subject to the (T) Tentative Classification, (Q) Qualified Classification and D Limitation conditions as set forth in the attached exhibit; and
7. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in blue ink, appearing to read "Milena Zasadzien", with a long horizontal flourish extending to the right.

Milena Zasadzien
Senior City Planner

VPB:MZ:KH:PC

Enclosures

- 1) City Planning Case File
- 2) City Planning Commission action, including Findings and Conditions of Approval
- 3) Resolution Amending the Community Plan
- 4) General Plan Land Use Change Map
- 5) Zone and Height District Change Ordinance Map